

OFFICE OF THE ZONING ADMINISTRATOR  
FINAL AGENDA

Meeting of June 10, 2003

Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, California 92123  
Hearing Room

8:30 a.m.

NEW BUSINESS

Minor Use Permits

1. Franklyn Newmark, ZAP 03-019, Valley Center Community Planning Area, General Plan Land Use Designation (17) Estate Residential, A70 (Limited Agriculture). (Bunnemeyer)

This is a request for a Minor Use Permit to allow a second dwelling unit to have a living area greater than the thirty percent (30%) but not to exceed fifty percent (50%) of the living area of the primary dwelling unit. The Minor Use Permit is in accordance with Sections 6156 (x)(12)(ii) and 7350 of the San Diego County Zoning Ordinance. The proposed project is a request to increase the allowable building area for a second dwelling unit of 1,144 square feet on the 3.24 acres parcel zoned A70 (Limited Agriculture) and the General Plan Land Use Designation (17) Estate Residential. The proposed project is located in the Valley Center Community Planning Area on 30349 Cool Valley Lane in Valley Center.

2. AT&T Wireless Telecommunications Facility, ZAP 98-015W<sup>1</sup>, San Dieguito Community Planning Area, RR.35 Rural Residential Use Regulation (Sibbet)

The proposal is to mount 4 antennas 40 feet up on an existing 60-foot high monopole and to mount a microwave panel antenna 35 feet up on the same pole. The new antennas will be painted to match the existing pole. The associated ground equipment will be located in between the pole and the water tank. AT&T Wireless is co-locating on an existing Cingular Wireless facility. The monopole already has 12 large panel antennas located at the top of the pole and a microwave dish located 50 feet up on the pole. The facility will be unmanned and approximately one visit per month by a maintenance vehicle is anticipated. This telecommunication facility is classified as a Minor Impact Utility pursuant to Section 1355 of The Zoning Ordinance. Pursuant to Section 2184b of The Zoning Ordinance, approval of a Minor Use Permit Modification is required to locate within the RR.35 zone. The San Diego County General Plan designates the site as (17) Estate. The site is located at 1790 Rancho Summit Drive (APN 264-591-13) in the San Dieguito Community Planning Area.

3. Del Dios Water Company/Eagle TRS, obo Sprint PCS, ZAP 00-002W<sup>1</sup>, San Dieguito Community Plan Area, RR.5 Rural Residential Use Regulations (Farace)

This is a request for a Minor Use Permit Modification to revise Condition A.8 of the approved Form of Decision relating to mitigation to biological resources that will result as part of the project. The Zoning Administrator approved Minor Use Permit ZAP 00-002 on January 28, 2003, for a wireless communication facility. The project proposes to mount nine panel antennas to an existing water tank. The associated equipment will be placed inside a 200 square foot building near the foot of the water tank. This Minor Use Permit Modification is to revise a Condition of Approval in conjunction with an approved wireless communication facility in accordance with Sections 1355, 2184, and 7350 et seq. of The Zoning Ordinance.

4. Gregory Anastopolous/Eagle TRS, obo Sprint PCS, ZAP 01-106W<sup>1</sup>, Ramona Community Plan Area, A70 Limited Agricultural Use Regulation (Farace)

This is a request for a Minor Use Permit Modification to revise Condition A.4 of the approved Form of Decision relating to mitigation to biological resources that will result as part of the project. The Zoning Administrator approved Minor Use Permit ZAP 01-106 on November 26, 2002 for a wireless communication facility. The project proposed a 35-foot tall stealthed "monopine" facility with 3 sector arrays with 3 antennas per sector for a total of 9 antennas. Four associated equipment cabinets are proposed to be located at the base of the monopine, the tallest of which is approximately 6 feet 4 inches in height within a walled enclosure. This Minor Use Permit Modification is to revise a Condition of Approval in conjunction with an approved wireless communication facility in accordance with Sections 1355, 2704, 4622, and 7350 et seq. of The Zoning Ordinance.

**"THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO'S WEBSITE AT "WWW.CO.SAN-DIEGO.CA.US". VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT "WWW.SDCDPLU.ORG."**